



# County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

September 6, 2011

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: FIRE DEPARTMENT  
FIRE STATION 71 MODERNIZATION/EXPANSION PROJECT  
CITY OF MALIBU  
ADOPT MITIGATED NEGATIVE DECLARATION  
APPROVE REVISED PROJECT BUDGET  
APPROVE APPROPRIATION ADJUSTMENT  
SPECS. 6860; CAPITAL PROJECT NO. 70779  
(THIRD DISTRICT) (3 VOTES)**

**SUBJECT**

This action will adopt the Mitigated Negative Declaration prepared for the Fire Station 71 Modernization/Expansion Project; approve the appropriation adjustment to fully fund the Project; and approve the revised Project scope, budget, and schedule.

**JOINT RECOMMENDATION WITH THE FIRE CHIEF THAT YOUR BOARD, ACTING AS THE GOVERNING BODY OF THE CONSOLIDATED FIRE PROTECTION DISTRICT:**

1. Consider the Mitigated Negative Declaration prepared by the County of Los Angeles Consolidated Fire Protection District for the Fire Station 71 Modernization/Expansion Project together with any comments received during the public review process; find that the Mitigated Negative Declaration reflects the independent judgment and analysis of your Board; adopt the Mitigation Monitoring and Reporting Program, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; find on the basis of the whole record before your Board that there is no substantial evidence the Project will

*"To Enrich Lives Through Effective And Caring Service"*

**Please Conserve Paper – This Document and Copies are Two-Sided  
Intra-County Correspondence Sent Electronically Only**

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

37 September 6, 2011

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Board of Supervisors  
GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

have a significant effect on the environment; and adopt the Mitigated Negative Declaration.

2. Find that the Fire Station 71 Modernization/Expansion Project has no effect on fish and wildlife and authorize the Director of Public Works to complete and file a Certificate of Fee Exemption for the Project with the Registrar-Recorder/County Clerk.
3. Approve the \$8,196,000 revised Project budget, scope, and schedule for the Fire Station 71 Modernization/Expansion Project, Capital Project No. 70779.
4. Approve the appropriation adjustment to transfer \$261,000 from the Fire District's Capital Project Accumulative Capital Outlay Fund, Services and Supplies appropriation to Capital Project No. 70779 to fully fund the Project.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is for your Board to consider and adopt the attached Mitigated Negative Declaration (MND) prepared for the Fire Station 71 Modernization/Expansion (FS 71) Project located at 28722 West Pacific Coast Highway in the City of Malibu; and approve the revised Project scope, budget, and schedule.

On January 31, 2006, your Board authorized the Fire Chief to proceed with design services for a minor renovation of FS 71. After assessing the condition of the building, it was determined that the 72 year old station, built in 1939, and its failing infrastructure had exceeded its useful life, and would need to be extensively modernized and expanded to fully support the Fire District's current operations. The revised scope of work includes demolishing the existing station and replacing it with a larger structure having a footprint of approximately 5,800 square feet. This larger station would include an apparatus bay large enough to accommodate two fire engines, and paramedic squad, which are currently kept outside the existing station under tents. The scope also includes a new kitchen, dining room, day room, office space, two full bathrooms, including one Americans with Disabilities Act compliant restroom, six individual dorm rooms, and the Captain's room. The expanded footprint will require the relocation of one of the existing seepage pits. The Department of Public Works (Public Works) has procured preliminary approvals for the seepage pit relocation from the Regional Water Quality Control Board and the Department of Health Services. Public Works has also prepared and submitted a Coastal Development Permit application to the City of Malibu for the FS 71 Project.

On June 17, 2008, your Board adopted the County's design-build policy and authorized the Director of Public Works to use design-build as an option for delivery of County capital building projects in excess of \$2,500,000. Public Works recommends the use of design-build to deliver the FS 71 Project in order to expedite Project delivery.

Public Works will issue a Request for Proposals (RFP) soliciting submission of prequalification questionnaires followed by competitive technical and cost proposals from a list of prequalified design-build entities. The final selection will be made using best value selection. We will return to your Board with the recommendation to award a contract. The design-build team will complete the design of FS 71 and obtain all required jurisdictional approvals. The design-build team will also provide the design, permitting, and construction of a temporary station at the Zuma Beach Lifeguard Headquarters for the relocation of FS 71 during construction.

#### **Sustainable Design Program**

The FS 71 Project supports your Board's Sustainable Design Program by implementing energy-efficient light fixtures, mechanical equipment, and appliances. This will lead to a reduction in operating costs due to decreased energy consumption. The FS 71 Project will also implement water-efficient fixtures in the restrooms, and the exterior landscaping will include the use of a water-efficient drip irrigation system and drought-tolerant plant species. This will lead to a reduction in the consumption of potable water. Lastly, the SF 71 Project will implement low-impact development features, such as permeable pavers/pavement and bio-swales to reduce the quantity of and improve the quality of storm water runoff.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by improving the efficiency, quality, and responsiveness of County services to all residents. It also directs that we ensure Children, Family, and Adult Well-Being (Goal 2) by enhancing the ability of families to live in safe, stable, and supportive communities. We are also directed to improve Community and Municipal Services (Goal 3) by offering a wide range of services responsive to each community's needs. The FS 71 Project will help achieve these goals as it is an investment in public infrastructure that will benefit the City of Malibu and surrounding communities by improving the Fire District's ability to respond to local emergencies.

### **FISCAL IMPACT/FINANCING**

On January 31, 2006, your Board approved a \$2,163,373 total Project budget for the renovation of FS 71. Due to changes in the scope of work, which includes a full modernization and expansion of the FS 71, the recommended revised total Project budget is now \$8,196,000, which includes the preparation of scoping documents, plan check fees, design and construction, design completion contingency, change orders, consultant services, miscellaneous expenditures, Civic Art allocation, and County services.

Following your Board's approval of the appropriation adjustment (Attachment B) to transfer \$261,000 from the Fire District's Capital Project Accumulative Capital Outlay Fund, Services and Supplies appropriation, sufficient funding will be available in Capital Project No. 70779 to fully fund the FS 71 Project. There is no impact on net County cost.

The revised Project Schedule and Budget Summary are included in Attachment A.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by your Board, the FS 71 Project cost includes 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted on December 7, 2004.

### **ENVIRONMENTAL DOCUMENTATION**

An Initial Study and MND prepared for the FS 71 Project showed that there is no substantial evidence, in light of the whole record, that the Project as revised has a significant effect on the environment.

Public notice was circulated in the Malibu Surfside Newspaper on November 4, 2010, pursuant to Public Resources Code, Section 21092, and posted at FS 71, the City of Malibu Planning Department, and the City of Malibu Public Library pursuant to Section 21092.3. The Initial Study and MND were made available to the public for review and comments from November 4 to December 3, 2010. During the public comment period, minor comments were received, addressed, and incorporated into the final MND.

The location of the documents and other materials constituting the record of the proceedings upon which your Board's decision is based in this matter is the County of Los Angeles Department of Public Works, Project Management Division II (900 South Fremont Avenue, 5th Floor, Alhambra, California 91803).

Upon your Board's adoption of the MND and finding that the FS 71 Project has no effect on fish and wildlife, Public Works will file a Certificate of Fee Exemption with the Registrar-Recorder/County Clerk in accordance with Section 711.4 of the California Fish and Game Code. Public Works will also file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152(a) of the California Public Resources Code and pay the County Clerk's processing fee.

### **CONTRACTING PROCESS**

Public Works will issue a RFP soliciting submission of design-build prequalification questionnaires followed by competitive technical and cost proposals from a list of prequalified design-build entities. The final selection will be made using best value selection. Once the final selection is made, we will return to your Board with the recommendation to award a contract.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no impact on current County services or projects during the performance of the recommended services.

The Honorable Board of Supervisors  
September 6, 2011  
Page 6

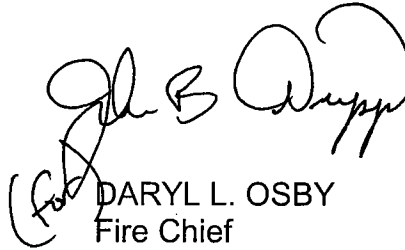
**CONCLUSION**

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; the Department of Public Works, Project Management Division II; and the Fire Department.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer



DARYL L. OSBY  
Fire Chief

WTF:DLO:RLR  
DJT:SW:CY:cvb

Attachments

c: Executive Office, Board of Supervisors  
County Counsel  
Arts Commission  
Auditor-Controller  
Fire  
Public Works

September 6, 2011

**ATTACHMENT A**

**DEPARTMENT OF PUBLIC WORKS: FIRE DEPARTMENT  
FIRE STATION 71 MODERNIZATION/EXPANSION PROJECT  
CITY OF MALIBU  
ADOPT MITIGATED NEGATIVE DECLARATION  
APPROVE REVISED PROJECT BUDGET  
APPROVE APPROPRIATION ADJUSTMENT  
SPECS. 6860; CAPITAL PROJECT NO. 70779  
(THIRD DISTRICT) (3 VOTES)**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Project Needs Assessment	11/30/04*	11/30/04*
Project Feasibility	03/31/05*	03/31/05*
Project Program	06/15/05*	06/15/05*
Design Construction Documents Jurisdictional Approval Scoping Documents	06/30/08 09/04/08 N/A	N/A N/A 10/27/10*
Construction Bid and Award Phase I	01/15/09	N/A
Construction – Phase I Substantial Completion Construction Completion	11/02/09 01/04/10	N/A N/A
Design Build Procurement Recommend Design-Build Entity Award Contract	N/A N/A	11/16/11 01/05/12
Design and Construction Design Completion Substantial Completion	N/A N/A	07/30/12 01/23/14
Project Acceptance	TBD	04/07/14

\*Indicates completed activity.

## II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget	Impact of This Action	Revised Project Budget
Land Acquisition	\$ 0	\$ 0	\$ 0
Construction			
Design-Build Contract (including Design Completion Allowance of \$150,000)	\$ 1,400,000	\$ 3,663,000	\$ 5,063,000
Septic System Improvements	\$ 0	\$ 167,000	\$ 167,000
Change Order (5 percent)	\$ 140,000	\$ 116,000	\$ 256,000
Equipment	\$ 10,000	\$ 65,000	\$ 75,000
Utility Connection Fees	\$ 15,000	\$ 60,000	\$ 75,000
Job Order Contract	\$ 0	\$ 15,000	\$ 15,000
Civic Arts	\$ 0	\$ 57,000	\$ 57,000
Subtotal	\$ 1,565,000	\$ 4,143,000	\$ 5,708,000
Programming/Development	\$ 80,753	(\$ 80,753)	\$ 0
Plans and Specifications			
Architect/Engineering Services (FS 71)	\$ 137,800	\$ 292,200	\$ 430,000
Architect/Engineering Services (Zuma)	\$ 0	\$ 0	\$ 0
Design Contingency	\$ 12,200	(\$ 12,200)	\$ 0
Subtotal	\$ 150,000	\$ 280,000	\$ 430,000
Consultant Services			
Deputy Inspection	\$ 0	\$ 20,000	\$ 20,000
Site Planning	\$ 0	\$ 0	\$ 0
Hazardous Materials	\$ 0	\$ 30,000	\$ 30,000
Geotech/Soils Test	\$ 0	\$ 25,000	\$ 25,000
Material Testing	\$ 0	\$ 40,000	\$ 40,000
Cost Estimating	\$ 0	\$ 0	\$ 0
Project Scheduling	\$ 0	\$ 15,000	\$ 15,000
Constructability Review	\$ 0	\$ 0	\$ 0
Construction Management Support	\$ 0	\$ 0	\$ 0
Construction Administration	\$ 0	\$ 0	\$ 0
Environmental	\$ 0	\$ 117,000	\$ 117,000
Move Management	\$ 0	\$ 0	\$ 0
Equipment Planning	\$ 0	\$ 0	\$ 0
Labor Compliance	\$ 0	\$ 30,000	\$ 30,000
Contract/Change Order	\$ 0	\$ 0	\$ 0
Archeologist	\$ 0	\$ 15,000	\$ 15,000
Subtotal	\$ 0	\$ 292,000	\$ 292,000



## II. PROJECT BUDGET SUMMARY *(continued)*

Budget Category	Project Budget	Impact of This Action	Revised Project Budget
Miscellaneous Expenditures			
Furniture, Fixtures, and Equipment	\$ 0	\$ 90,000	\$ 90,000
Printing	\$ 0	\$ 3,000	\$ 3,000
Miscellaneous	\$ 25,000	(\$ 25,000)	\$ 0
Los Angeles County Affirmative Action Compliance	\$ 2,500	\$ 14,500	\$ 17,000
Subtotal	\$ 27,500	\$ 82,500	\$ 110,000
Jurisdictional Review/Plan Check/Permit	\$ 10,000	\$ 129,000	\$ 139,000
County Services			
Code Compliance and Quality Control Inspections	\$ 0	\$ 230,000	\$ 230,000
Design Review	\$ 0	\$ 50,000	\$ 50,000
Design Services	\$ 0	\$ 0	\$ 0
Contract Administration	\$ 0	\$ 85,000	\$ 85,000
Project Management	\$ 190,120	\$ 699,880	\$ 890,000
Project Management Support Services	\$ 0	\$ 0	\$ 0
Secretarial	\$ 0	\$ 37,000	\$ 37,000
Document Control	\$ 0	\$ 161,000	\$ 161,000
ISD Job Order Contract Management	\$ 0	\$ 0	\$ 0
DPW Job Order Contract Management	\$ 0	\$ 0	\$ 0
ISD ITS Communications	\$ 0	\$ 0	\$ 0
Project Security	\$ 0	\$ 0	\$ 0
Project Technical Support	\$ 0	\$ 45,000	\$ 45,000
Consultant Contract Recovery	\$ 0	\$ 18,000	\$ 18,000
County Counsel	\$ 0	\$ 0	\$ 0
Mapping and Property Management	\$ 0	\$ 1,000	\$ 1,000
Design Services	\$ 0	\$ 0	\$ 0
LAC Fire Department	\$ 140,000	(\$ 140,000)	\$ 0
Subtotal	\$ 330,120	\$ 1,186,880	\$ 1,517,000
<b>Total</b>	<b>\$ 2,163,373</b>	<b>\$ 6,032,627</b>	<b>\$ 8,196,000</b>

COUNTY OF LOS ANGELES

## REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S  
NO.

390-03

DEPARTMENT OF FIRE

September 6, 2011

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

## ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2011-12  
3 - VOTE

SOURCESUSES

Fire-Consolidated FPD-ACO  
J13-FR-50099-2000  
Services & Supplies - \$261,000  
DECREASE APPROPRIATION

Fire-FS 71 Modernization/Expansion  
J13-CP-6014-65033-70779  
Capital Assets - B&I - \$261,000  
INCREASE APPROPRIATION

SOURCES TOTAL: \$ 261,000

USES TOTAL: \$ 261,000

JUSTIFICATION: THIS APPROPRIATION ADJUSTMENT IS NECESSARY TO INCREASE THE APPROPRIATION DUE TO ADDITIONAL PROJECT COSTS FOR FIRE STATION 71.

ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES*Theresa Barrera*

AUTHORIZED SIGNATURE:

THERESA BARRERA, CHIEF  
FINANCIAL MANAGEMENT DIVISION

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

37

SEP 6 2011

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

REFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR---☐

ACTION

☒

RECOMMENDATION

☒

APPROVED AS REQUESTED

☐

APPROVED AS REVISED

AUDITOR-CONTROLLER

BY

*Karen Shikuma*

CHIEF EXECUTIVE OFFICER

BY

*Jim [Signature]*

B.A. NO. 010

Aug 12 2011

2011